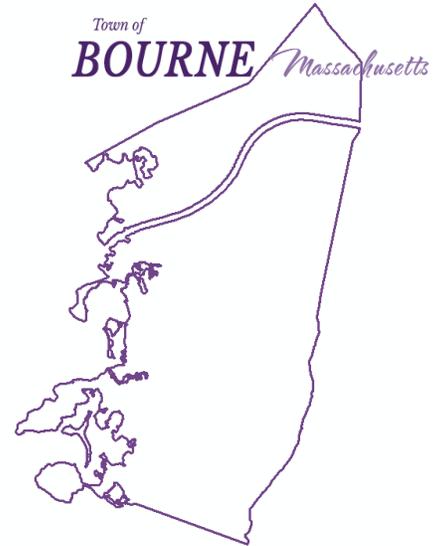


# Accessory Dwelling Unit (ADU) INFO SHEET

Town of  
**BOURNE** Massachusetts



## What is an ADU?

An Accessory Dwelling Unit (ADU) is a smaller, independent residential dwelling unit located on the same lot as a single family home.

ADU's may also go by the name of accessory apartment, secondary suite, or in-law!

## ADU Requirements

- ✓ One (1) ADU per lot
- ✓ Minimum 90-day rental period
- ✓ Septic system will need to meet standard
- ✓ State building code to be met
- ✓ Max of two (2) bedrooms
- ✓ One (1) parking space per bedroom
- ✓ Minimum lot size is 5,000 square feet
- ✓ Size of ADU cannot be larger than 50% of primary home, with a max of 1,500 square feet



## Why are we in need of ADU's "By-Right"?

ADU's can efficiently and inexpensively increase Bourne's housing stock. Allowing ADU's to be permitted "by-right" will help streamline the application process for Town of Bourne residents. This will promote sustainable and neighborhood friendly housing opportunity.

## Who will utilize ADU's?

The proposed ADU Bylaw is designed to benefit individuals such as, but not limited to, the regional workforce, seasonal employees, starter families, and seniors looking to "age-in-place".

With a **YES** vote at Town Meeting, you are supporting  
Accessory Dwelling Units "By-Right" in Bourne!

# Accessory Dwelling Units (ADU's) are great for Bourne!

## ADU FAQ



### ➤ What are the Benefits of ADU's?

- Help the local workforce remain in town
- Aid seniors and families to stay in their homes
- Generates additional income for Bourne homeowners
- Built without significant public investment
- Blends into the existing neighborhood character
- Minimizes tree clearing
- Supports our local economy
- Promotes more cost effective housing due to smaller unit size

### ➤ Why allow ADU's "By-Right"?

Currently, the Zoning Bylaw requires all residents to apply for a Special Permit through the Zoning Board of Appeals (ZBA) prior to Building Permit approval when establishing an ADU and must be renewed every 3 years.

**Supporting this proposed Bylaw change, will remove the ZBA application requirement for many residents, making it "by-right". This will ease the application process and encourage the creation of ADU's.**

Most of the Cape Cod towns have adopted a similar version of the ADU "By-Right" Bylaw, **Bourne is one of the last towns on Cape to adopt this change.**

### ➤ Why is Bourne in need of ADU's? (Data provided by Bourne HPP 2023)

- Demographic shifts to smaller households further suggest a need for smaller units.
- High housing costs are pushing residents out of Town.
  - A total of 1,552 households, or 18.2% of all households, had incomes under \$35,000, 850 or 10% under \$25,000, many if not most likely struggling to afford to remain in the community.
  - An estimated 1,407 Bourne residents, or about 14% of employed workers, worked in town based on 2021 census estimates.
- To achieve a Town of Bourne Local Comprehensive Plan (LCP) housing goal.

With a **YES** vote at Town Meeting, you are supporting Accessory Dwelling Units "By-Right" in Bourne!